005.0	0004	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,086,200 / 1,086,200
					USE VALUE:	1,086,200 / 1,086,200
					ASSESSED:	1,086,200 / 1,086,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
78	-80	EGERTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC DONAGH SWEENEY EITHNA
Owner 2:	
Owner 3:	
Street 1:	78 EGERTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,359 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 3500 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	10	37A
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5359.000	615,700	5,900	464,600	1,086,200
Total Card	0.123	615,700	5,900	464,600	1,086,200
Total Parcel	0.123	615,700	5,900	464,600	1,086,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 310.34 | /Parcel: 310.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 5096
GIS Ref:
GIS Ref:
Insp Date: 09/01/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 005.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	615,900	5900	5,359.	464,600	1,086,400	1,086,400	Year End Roll	12/18/2019
2019	104	FV	449,100	5900	5,359.	493,700	948,700	948,700	Year End Roll	1/3/2019
2018	104	FV	449,100	5900	5,359.	360,100	815,100	815,100	Year End Roll	12/20/2017
2017	104	FV	421,200	5100	5,359.	313,600	739,900	739,900	Year End Roll	1/3/2017
2016	104	FV	421,200	5100	5,359.	267,200	693,500	693,500	Year End	1/4/2016
2015	104	FV	375,200	5100	5,359.	261,300	641,600	641,600	Year End Roll	12/11/2014
2014	104	FV	375,200	5100	5,359.	214,900	595,200	595,200	Year End Roll	12/16/2013
2013	104	FV	390,400	5100	5,359.	204,400	599,900	599,900		12/13/2012

!542!

PRINT

Date	Time
12/10/20	16:18:48

LAST REV

Date	Time
11/30/20	13:40:12

jorourke

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 542

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEVY GASTON	20486-53		4/12/1990		227,000	No	No		Gerard Sweeney d.o.d. 4/17/2013

USER DEFINED

Prior Id # 1:	5096
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/2005	338	Porch	15,000					replacing porch wi
10/6/2004	982	Siding	12,000					REPL CEDAR SHINGLE
6/7/1999	334	Addition	11,500					14X32 DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
9/1/2017	Info At Door	HS	Hanne S
4/29/2009	Measured	197	PATRIOT
3/8/2005	External Ins	BR	B Rossignol
9/27/1999	Mailer Sent		
9/27/1999	Measured	256	PATRIOT
12/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5359		Sq. Ft.	Site		0	80.	1.08	1									464,617						464,600	

Total AC/HA: 0.12303 | Total SF/SM: 5359 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 464,617 | Spl Credit | Total: 464,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.94999999
Const Adj.:	0.98000199
Adj $ / SQ:	158.270
Other Features:	133500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	756443
Depreciation:	140698
Depreciated Total:	615744

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 14		BRs: 7				Baths: 2			HB		

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

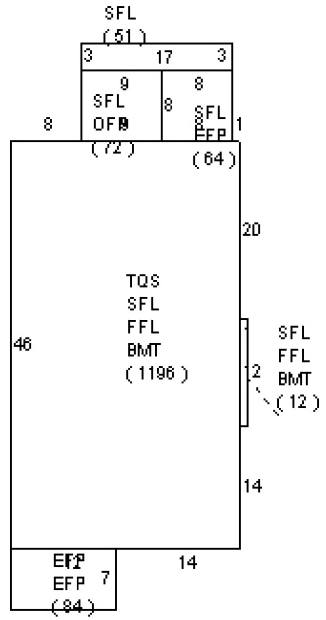
No Unit	RMS	BRS	FL
1	6	3	
1	8	4	
Totals			
2	14	7	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	158.27
Special Features:	0	Val/Su Net:	122.85
Final Total:	615700	Val/Su SzAd	175.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,395	158.270	220,787
BMT	Basement	1,208	47.480	57,357
FFL	First Floor	1,208	158.270	191,191
TQS	3/4 Story	897	158.270	141,968
EFP	Enclos Porch	232	38.180	8,858
OFP	Open Porch	72	38.630	2,781
	Net Sketched Area:	5,012	Total:	622,942
Size Ad	3500	Gross Are	5311	FinArea 3500

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

005.0-0004-0007.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X22	A	AV	1925	20.98	T	40	104			5,300			5,300
19	Patio	D	Y	1	6X18	A	AV	2010	5.72	T	7.2	104			600			600

More:	N	Total Yard Items:	5,900	Total Special Featues:		Total:	5,900